

AGENDA
City of Riverbank Developmental Services Department
Planning Commission Meeting
Tuesday, February 19, 2013 – 7:00 p.m.
6707 3rd Street, Riverbank, California 95367

CALL TO ORDER:

Chair: Stewart

ROLL CALL:

Chair:	Stewart
Vice Chair:	Hughes
Commissioners:	Villapudua, Degele, Melendez

CONFLICT OF INTEREST

Declaration by Staff or members of the Planning Commission who would have a direct Conflict of Interest on any scheduled agenda item.

BUSINESS FROM THE FLOOR (No action to be taken)

At this time members of the public may comment on any item not appearing on the agenda. It is recommended to keep your comments between 3 to 5 minutes. Under State Law, matters presented under this item cannot be discussed or acted upon by the Planning Commission at this time. For items appearing on the agenda, the public will be invited to make comments at the time the item comes up for Commission consideration. At all times, please use the microphone.

1. CONSENT CALENDAR

Consent Items are items on this agenda designated by an Asterisk (*) next to the item number, requiring a Planning Commission Public Hearing but which, following an initial evaluation by Staff, have been found to be consistent with existing City of Riverbank policy and General Plan and are, therefore, recommended for "routine" approval. Prior to actual Planning Commission consideration, the Chairperson will open the Public Hearing and ask if anyone present wishes to discuss any of the items. If you want a particular agenda item removed for the "Consent" please speak up and advise the Chairperson. That item will then be withdrawn from the "Consent" and reviewed. The remaining "Consent" items, for which there are no voice objections, will be handled by a single action of the Commission.

Item 1.A: Posting of the Agenda. The Agenda for the February 19, 2013 Planning Commission Meeting was posted on the City Chamber bulletin board and the City Hall North & South bulletin board on February 1, 2013.

Item 1.B: Approval of the Agenda. This provides an opportunity for the Planning Commission or Staff to recommend that an item be placed on the agenda for discussion or to adjust the proposed agenda to allow an item to be taken out of order.

Item 1.C: Approval of the Minutes. The Minutes of the January 15, 2013, Planning Commission Meetings having been read by the individual Commissioners and stands approved as submitted. Commissioner's: Melendez and Degele to abstain due to absence.

Recommendation: Approval of Consent Calendar items by roll call vote.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Developmental Services Department Counter at City Hall South located at 6617 3rd Street, Riverbank during normal business hours.

2. PUBLIC HEARINGS

Item 2.1: Change the regularly scheduled Planning Commission Meeting from 7:00 p.m. to 6:00 p.m., every third Tuesday of the month.

Item 2.2: The Planning Commission is recommending certification of the Final Environmental Impact Report (EIR), adoption of CEQA Findings of Fact and Statement of Overriding Considerations and adoption of a Mitigation Monitoring and reporting Program for the Downtown Specific Plan.

Recommendation: Approval by roll call vote

3. NEW BUSINESS

4. COMMISSION ITEMS

Item 4.1: Address Commissioner Melendez absentee's from Planning Commission Meetings.

5. COUNTY REFERRAL/CORRESPONDENCE/INFORMATION

Item 5.1: Valley Vision Stanislaus Steering Committee Agenda from February 5, 2013 meeting. <http://www.stancog.org/pdf/committees/vvs/2013/02-05-2013-agenda.pdf>

6. UP-COMING MEETING AGENDA ITEMS

Item 6.1: Zoning Text Amendment – Flood Plan Management.

Item 6.2: Zoning Text Amendment – Landscape and Irrigation Ordinance.

Item 6.3: Zoning Text Amendment – Mixed Use Zoning Classification.

7. ADJOURNMENT

I, Janet Smallen, Sr. Community Development Specialist for the City of Riverbank, certify that I caused to be posted copies of the Riverbank Planning Commission Agenda for the Meeting on February 19, 2013 in the areas designated below on February 1, 2013.


Janet Smallen, Sr. CDS

Riverbank City Hall North, 6707 3rd Street
Riverbank City Hall South, 6617 3rd Street

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the Developmental Services Department Counter at City Hall South located at 6617 3rd Street, Riverbank during normal business hours.

AGENDA ITEM NO. 1.A

DATE & TIME OF POSTING

Date: February 1, 2013 Time: 10:00 a.m.

Verified by: 
Janet Smullen, Sr. CDS

NOTICE REGARDING AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Building & Safety Director (209) 869-7101. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

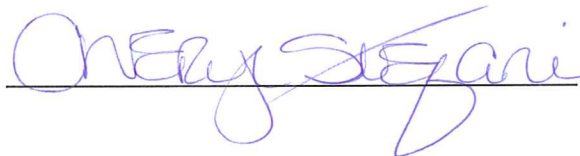
NOTICE REGARDING NON-ENGLISH SPEAKERS: Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

GENERAL INFORMATION: The Riverbank Planning commission meets on the third Tuesday of each month at 7:00 p.m.

COMMISSION AGENDAS: Copies of the Planning Commission agendas are available for public review at the Developmental Services Department Office, 6617 Third Street on the Friday prior to the meeting or at the time of the scheduled meeting.

QUESTIONS: Contact the Developmental Services Department at (209) 863-7128.

WITNESSED BY:



Si usted desea esta carta traducida en español por favor visite nuestra oficina 6617 Third Street Riverbank, CA 95367 de lunes a viernes de 8am-5pm.

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City of Riverbank Development Services Department

Planning Division ≈ Building Division ≈ Neighborhood Improvement Division

6707 Third Street, Riverbank, CA 95367 Office (209) 863-7128 FAX (209) 869-7126

LEGAL

DATE: February 6, 2013

DEPT: PLANNING

CITY OF RIVERBANK PLANNING COMMISSION PUBLIC NOTICE

Description: Change the regular scheduled Planning Commission meeting time from 7:00 p.m. to 6:00 p.m. every third Tuesday of the month.

Planning Commission Meeting

February 19, 2013 at 7:00 pm

City Hall Council Chambers - 6707 Third Street -Riverbank, California

Any questions regarding the matter may be directed to the Development Services Department at (209) 863-7128, during normal business hours.

By: J.D. Hightower, Development Services Director

Date: 1/29/13

**CITY OF RIVERBANK NOTICE OF PUBLIC MEETING
RECOMMENDING CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT SCH #2010102004
DOWNTOWN SPECIFIC PLAN**

NOTICE IS HEREBY GIVEN that the Planning Commission (the “Planning Commission”) of the City of Riverbank (the “City”) will hold a public hearing on Tuesday, February 19, 2013 at 7:00 p.m. in City Hall Council Chambers, 6707 Third Street, Riverbank, California, or as soon thereafter to consider the following:

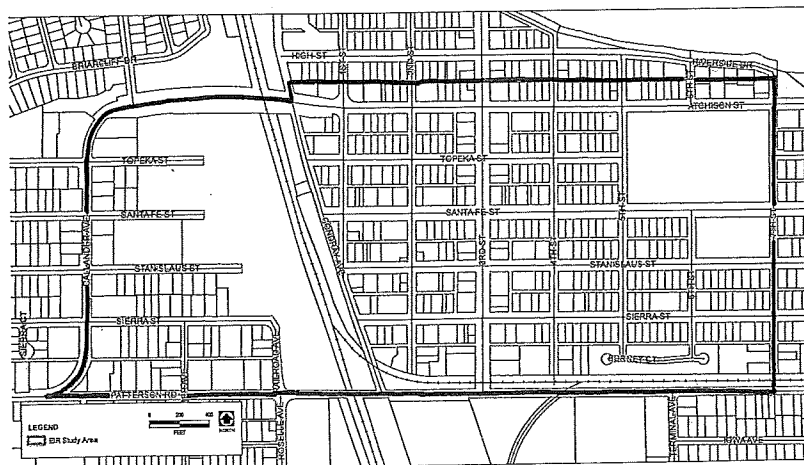
Consideration of a recommendation to the Riverbank City Council ("City Council") concerning the certification the Final Environmental Impact Report SCH#2010102004 ("EIR").

The Downtown Specific Plan (DTSP) EIR evaluates impacts associated with a program of long term public and private investments within the City's nostalgic downtown area. The program evaluated represents the future build-out of the downtown area in accordance with the adopted Vision and Guiding Principles of the City. The EIR provides information needed so that the City may approve future commercial, housing, and mixed use developments; infrastructure upgrades, and other physical changes in the downtown area to achieve that vision. The EIR also provides analysis of future amendments to the General Plan that may be approved in the future.

The EIR evaluates environmental impacts associated with the potential development of up to an additional 53 single-family dwelling units, 832-multifamily dwelling units, 152,859 square feet of recreational/sports complex uses, 282,579 square feet of retail and commercial service uses, and 89,558 square feet of office uses in the planning area. The EIR also evaluates traffic impacts resulting from a grade separated Santa Fe Street at its intersection of the BNSF railroad that will continue to a signalized intersection with Callender Avenue. The development of this build-out will be taken over years, with the City evaluating the projects on an individual case by case basis.

Proposed Project Location:

The study area covered by the EIR is approximately 218-acres located within and adjacent to the nostalgic downtown area and consists of all parcels located between Callander Avenue, Seventh Street, Atchison Street and Patterson Road, and includes parcels having frontage along Atchison Street west of Seventh Street.



The EIR analyzes the impacts of implementing programs contained in the DTSP as required by the California Environmental Quality Act ("CEQA"). The EIR concludes that such programs could result in significant adverse impacts to air quality, cultural resources, noise and traffic. The EIR recommends mitigation measures to lessen these impacts in accordance with CEQA. Even after mitigation measures, the EIR states that the results of the programs contained in the DTSP could still have significant adverse impacts to air quality, cultural resources, and noise.

The Planning Commission will take action recommending that the City Council certify the EIR, adopt the Findings of Fact and a Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program. A draft version of the EIR was prepared for the Downtown Specific Plan and circulated for a forty-five (45) day public comment period beginning February 2, 2011. After the comment period ended, a final EIR was prepared to respond to the comments received that responded to the comments received and included a Mitigation Monitoring and Reporting Program.

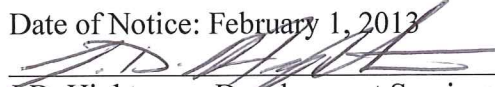
ALL INTERESTED PARTIES: are invited to attend the February 19, 2013 public hearing to express opinions or submit evidence for or against the proposed actions on the EIR. At the above noted time and place, testimony from interested persons will be heard and considered by the City Planning Commission prior to taking action or making any recommendation on the EIR. On request, the agenda and the documents in the hearing agenda packet can be made available to persons with a disability.

Interested individuals will be given an opportunity to speak in favor or opposition to the proposed actions. Written comments are also accepted prior to the hearing by the Planning Commission at: City Hall South, 6617 Third Street, Riverbank, CA. If a challenge to the above proposed actions is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in the notice, or in written correspondence delivered to the Planning Commission.

Copies of Downtown Specific Plan, EIR, and further information related to the hearing are available for review at the City of Riverbank Development Services Department, located at City Hall South, 6617 Third Street, Riverbank, CA. The City will also make the DTSP and EIR available for review via the City web site: www.riverbank.org. All interested parties are invited to review the documents prior to the February 19, 2013 public hearing.

Meeting facilities are accessible to persons with disabilities. Any person requiring special assistance to participate in the meeting should notify the Development Services office at (209) 863-7124 at least forty-eight (48) hours prior to the meeting. If you have any questions or would like further information regarding the hearing, please feel free to call the Planning Commission at (209) 863-7128.

Date of Notice: February 1, 2013


J.D. Hightower, Development Services Director

Date: Feb. 29, 2013

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